



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 28, 2005

IN REPLY PLEASE  
REFER TO FILE:

**MP-6**  
**47.041**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**EMERALD WASH - PARCEL 14**  
**GRANT OF EASEMENT - CITY OF LA VERNE**  
**SUPERVISORIAL DISTRICT 5**  
**3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY**  
**OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Consider the enclosed Notice of Exemption for the Baseline Waterline Extension Project, prepared by the City of La Verne and filed with the Registrar-Recorder/County Clerk on July 13, 2004, concur that the project is exempt from the California Environmental Quality Act (CEQA), and find that these actions reflect the independent judgment of the Los Angeles County Flood Control District.
2. Approve the grant of easement for water pipeline purposes from the Los Angeles County Flood Control District to the City of La Verne, within Emerald Wash, Parcel 14 (1,827± square feet), for \$5,000. Parcel 14 is located at the intersection of Base Line Road and Emerald Wash, west of Miller Street, in the City of La Verne.
3. Instruct the Chair to sign the enclosed Easement document and authorize delivery to the Grantee.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to grant an easement in Emerald Wash, Parcel 14, to the City of La Verne, for the construction of approximately 400 feet of 12-inch water pipeline over the wash. The granting of this easement is not considered adverse to the District's purposes. Moreover, the instrument reserves paramount rights for the District's interest.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from this transaction will be used for flood control purposes.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$5,000 represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The granting of this easement will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The enclosed Easement document has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The State CEQA Statutes and Guidelines require public agency decision makers to document and consider the environmental implications of their actions. The City of La Verne is the lead agency for this project.

The Notice of Exemption for the Baseline Waterline Extension Project was filed with the County Clerk on July 13, 2004. The recommended findings are in accordance with the State CEQA Statutes and Guidelines and are required prior to your Board's approval of the Easement document.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

The Honorable Board of Supervisors  
April 28, 2005  
Page 3

**CONCLUSION**

This action is in the District's best interest. Enclosed are an original and two duplicates of the Easement document. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Acting Director of Public Works

MQ:bw  
P6:2896CBRLTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

**-Notice of Exemption***Appendix E*

To: LJ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: (Public Agency) CITY OF LA VERNE  
3660 "D" STREET  
LA VERNE, CA 91773

County Clerk  
County of LOSANGELES  
2400 E. IMPERIAL HIGHWAY  
NORWALK, CA 90650

Project Title: Baseline Waterline Extension

Project Location - Specific: Baseline Road between Emerald and Miller Avenue

Project Location - City: City of La Verne Project Location - County: LOS ANGELES

**Description of Nature, Purpose, and Beneficiaries of Project:**

The project includes the construction of approximately 400' of 8" pipeline to remove a gap created by the construction of the Route 210 freeway and relocations of the city's waterlines.

Name of Public Agency Approving Project: City of La Verne (permitting from Caltrans, Los Angeles County)

Name of Person or Agency Carrying Out Project: Daniel W. Keeseey

Exempt Status: (check one)

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☐ [J] Categorical Exemption. State type and section number:

☐ A] Statutory Exemptions. State code number: 15282

*EC E FV*

**JUL 2 2004**

CITY OF LA VERNE  
PUBLIC WORKS

**Reasons why project is exempt:** Section 15282 of the CEQA Guidelines exempts pipeline projects under 1 mile within the public right of way.

**Lead Agency**

Contact Person: Daniel W. Keeseey

Area Code/Telephone/Extension: 909/596-8741

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has exemption been filed by the public agency approving the project? ☒ Yes ☐ No

Signature:

Date: June 22, 2004

Title: Director of Public Works

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

*Revised October 1989*

RECORDING REQUESTED BY  
AND MAIL TO:

City of La Verne  
3660 D Street  
La Verne, CA 91750-3599

*Space above this line reserved for Recorder's use*

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT  
TO SECTION 27383 OF THE GOVERNMENT CODE

Assessor's Identification Number:  
8666-035-901 (Portion)

## E A S E M E N T

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, hereinafter referred to as "District," does hereby grant to the CITY OF LA VERNE, a municipal corporation, hereinafter referred to as "City," an easement for water pipeline purposes in, on, over, and across the real property in the City of La Verne, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservation and conditions which City, by the acceptance of this Easement document and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. District reserves the paramount right to use said land for flood control purposes.
2. City agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, over, and across the land herein described until the plans and specifications for such construction or reconstruction work shall have first been submitted and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval by District shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. District does not accept ownership or responsibility for the improvements.

File with: <b>EMERALD WASH 14</b> 47-RW 3 S.D. 5                      M0423006
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3. City agrees that it shall indemnify and save harmless District, its officers, agents, and/or employees, from any and all liability, loss, or damage to which District, its officers, agents, or employees may be subjected as the result of any act or omission by City, its officers, agents, or employees, arising out of the exercise by City, its officers, agents, or employees of any of the rights granted to it by this instrument.
4. It is expressly understood that District will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement document.
5. The provisions and agreements contained in this Easement document shall be binding upon City, its successors, or assigns.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies and to the extent that the assessment is based on structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following City's exercise of these easement rights to construct such structures and improvements, City agrees to pay on behalf of District that part of any such assessment levied against District which is based on the value contributed to that area by City's said improvements.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:  
VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

OG:jb/conf:/P9/eOG5

**NOTE: Acknowledgment form on reverse side.**

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED as to form

OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division
MARTIN J. YOUNG Supervising Title Examiner III
By _____

<b>CERTIFICATE OF ACCEPTANCE</b>
This is to certify that the interest in real property conveyed by the deed or grant herein, dated _____ from the Los Angeles County Flood Control District, a body corporate and politic, to the City of La Verne, a municipal corporation, is hereby accepted pursuant to authority conferred by Resolution No. _____ of the City Council of the City of La Verne, adopted _____, and the grantee consents to the recordation thereof by its duly authorized officer.
Dated _____
By _____

# EXHIBIT A

**File with: EMERALD WASH 14**

47-RW 3

A.P.N. 8666-035-901 (Portion)

T.G. 570 (G7)

I.M. 144-357

Fifth District

M0423006

## **LEGAL DESCRIPTION**

(Easement for water pipeline)

The northerly 28.00 feet of those certain parcels of land in Lot 4, Fractional Section 6, Township 1 South, Range 8 West, SBM, described as Part (a) and Part (b) of Parcel No. 14 in a Final Order of Condemnation, had in Superior Court Case No. 814558, a certified copy of which was recorded on August 26, 1964, in Book D2605, page 281, of Official Records, in the office of the Recorder of the County of Los Angeles.

Containing: 1,827" sq. ft.